

APPROVED
CANDIA PLANNING BOARD MINUTES
APRIL 18, 2007

Present: Mary Girard, Chair; Kim Byrd, Vice Chair; Joe Duarte, Selectmen's Rep.; Barry Margolin, Judi Lindsey, Garrick Asselin, Sean James, Alternate; Road Agent, Dennis Lewis

Absent: Susi Nord

Approval of March 21, 2007 Minutes

Kim Byrd **moved** to approve the minutes of March 21, 2007 as amended. Judi Lindsey **seconded**. **Six were in favor with one abstention**. The following amendments were made:

- Under "Review of Minutes", last bullet point change "150" x 300"" to "150' x 300"
- Under "Other Business, 2nd paragraph, change the word "permit" to "application".
- Page 2, 1st paragraph, Line 12, after the word "way" add "on lot 10".
- Page 2, 1st paragraph, Line 13, after the word "the" add "the requirement for".
- Page 2, 1st paragraph, Line 14, change the word "there" to "they're".
- Page 2, 1st paragraph, Line 15, change the word "underground" to "aboveground".
- Page 3, 1st paragraph, Line 7, change the lot # "152-1" to "152-10".
- Page 3, 1st paragraph, Line 15, change "cut back on the property owners." to "infringe on abutting properties."
- Page 3, 1st paragraph, Line 18, add the word "paved" after the number 22.
- Page 3, 2nd paragraph, Line 2, change "ZRRC" to "Zoning Review and Revision Committee".

Alternate Sean James re-appointment

The Chair **moved** to re-appoint Sean James for another three-year term as a Planning Board alternate. Barry Margolin **seconded**. **All were in favor**.

CTAP Grant

The Chair asked the board if they would like to apply for the grant to be used for improvement projects in town. The Chair explained there is \$15,000.00 available and it can be used on more than one project. The projects would have to be approved. Kim Byrd mentioned using the grant money on identifying the underground aquifers. The Chair stated she had a list of improvement items. Barry Margolin asked about the impact fee schedule. The Chair stated she would like to use some of the grant money to hire someone to set up the fee schedule. The Chair mentioned they were looking for a CTAP Representative. Barry Margolin asked about the commitment and would consider it once he had more information.

Amanda Soares' letter of interest

The Chair stated that Amanda Soares resubmitted a letter of interest for Planning Board alternate. Mrs. Soares explained in her letter that she would resign as a Conservation Commission alternate to serve as a Planning Board alternate. Mrs. Soares recently became an alternate on the Zoning Board of Adjustment. Barry Margolin asked if it would be a conflict of interest to serve on the Planning Board and ZBA. The Chair explained the Planning Board currently does not have a member serving on the ZBA, so there would not be a conflict. Kim Byrd **moved** to accept Amanda Soares' application as a Planning Board alternate for a term to be determined by the Chair. Judi Lindsey **seconded**. **All were in favor.**

7:15 p.m. – Continuation of Preliminary Major Subdivision application by: MDR Corp., 163 Kingston Road, Danville, NH 03819; Owner: Same; Agent: William M. Gregsak, Gregsak Engineering, Inc., P.O. Box 271, Chester, NH 03036; Location: Crowley Road, Map 414 Lot 152 & 152-10; Intent: To subdivide existing parcel for 2 lots and roadway access to Crowley Woods Phase II in Chester.

Dan Post from MDR was present. The Chair explained to Mr. Post that some of the Planning Board members consulted with the town attorney after the March 21 meeting. The Chair read from Town Attorney, Bart Mayer's letter. The Chair stated that Mr. Post needed to present the Major Subdivision application to Chester first. Some other requirements were a wider traffic study, a more complete plan, and a comprehensive drainage program. In addition it must be noted in the minutes that all of the Planning Board members have walked the site. Mr. Post asked if Mr. Mayer cited the RSA in his letter. The Chair replied RSA 674:53. The Chair added there might be some kind of agreement between Chester and Candia, where Chester will have to take care of the roads. Kim Byrd explained to Mr. Post that the Planning Board needed a lot more information before they could accept the application. Kim Byrd suggested withdrawing the application and resubmit it once Mr. Post had all the information the Planning Board required. Kim Byrd **moved** to accept the withdrawal of Mr. Post's Preliminary Major Subdivision application. Barry Margolin **seconded**. **All were in favor.** Joe Duarte stated the width of the road to the subdivision is 22 feet wide and that would only allow 31 to 50 houses to be built instead of 50 to 55 houses. The Chair added the Board of Selectmen would have to accept the dedication of the land.

Kim Byrd volunteered to do a site walk on Crowley Road with the newest Planning Board members Garrick Asselin and Amanda Soares on April 23, 2007 at 5:30 p.m.

Informational - Scott Komisarek

Scott Komisarek and John Cole were present. Karen O'Rourke from Brown Engineering was present. Mr. Cole presented charts of the 55+ development to the Planning Board. The development is called Candia Crossing, LLC. Ms. O'Rourke addressed the Board. The development is located off of High Street. There would be 31 single-family homes and 3 triplex homes on an interior, private loop road. She went over the soils and density calculations. There is 33 acres of buildable land and 60% of it will be open space. It would be a community cluster of 2 to 3 homes with shared driveways, septic systems,

and community wells. The clubhouse would be approximately 2,400 square feet. Kim Byrd asked what type of ownership it was. Ms. O'Rourke explained it was a homeowners association. It would be a privately maintained road. Kim Byrd asked what questions they had of the Board. Mr. Cole and Mr. Komisarek asked the Board for feedback. The Chair explained the Board would like to see actual plans. Kim Byrd stated that the Board needed to determine what type of application this was going to require and what the application fee would be. The Chair stated the Board would have a work session on May 2nd. She further explained that Mr. Komisarek should contact the Fire Chief and Town engineer before the preliminary meeting. Kim Byrd stated that a conceptual can be submitted to the town engineer, but there will be a cost to the applicant for the review.

Re-signing of the Danais Subdivision Plans

Chair Girard, Barry Margolin, Joe Duarte, and Garrick Asselin signed the plans.

Mr. Stephen Landau a Selectman from the Town of Chester addressed the Planning Board. He felt that both Boards should meet and look at the situation regionally. After some discussion Selectmen Kelley stated that the Selectmen's Office would send a letter to Chester to further discuss the Crowley Woods development.

Signing of Cher Griffins Major Site Plan

Tony Timbrell from Stantec stated that Ms. Griffin has met all of her conditions. Chair Girard, Joe Duarte, Barry Margolin, and Judi Lindsey signed the plans.

Signing of Fibertower Minor Site Plan

Chair Girard, Judi Lindsey, Kim Byrd, and Joe Duarte signed the plans.

CIP Plan

Selectmen Rick Lazott approached the Board and asked if there is a CIP Plan. Chair Girard stated there is a 6 year CIP Plan, but in order to collect impact fees we need a fee schedule. Kim Byrd stated that an impact fee schedule has to be adopted by the Board. The Board agreed to continue working on the CIP Plan and impact fee schedule.

Road Agent Dennis Lewis approached the Board. Mr. Shane Brady of South Road has applied for a third driveway. It was the consensus of the Planning Board that Mr. Brady should only have 2 driveways. If Mr. Brady wants a third driveway he has to file an appeal to the ZBA.

Chair Girard **moved** to adjourn at 9:00 p.m. Joe Duarte **seconded**. **All were in favor.**

Respectfully submitted,
Andria Hansen, Recording Secretary